008.0	0002	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,800 / 882,800
					USE VALUE:	882,800 / 882,800
					ASSESSED:	882,800 / 882,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		MARION RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDSMITH PATRICIA
Owner 2:	
Owner 3:	
Street 1:	30 MARION RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,188 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Vinyl Exterior and 2274 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6188.000	398,300		484,500	882,800
Total Card	0.142	398,300		484,500	882,800
Total Parcel	0.142	398,300		484,500	882,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.21 | /Parcel: 388.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7316

GIS Ref

GIS Ref

Insp Date 10/06/17

!787!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0002-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	398,400	0	6,188.	484,500	882,900	882,900	Year End Roll	12/18/2019
2019	101	FV	283,800	0	6,188.	514,800	798,600	798,600	Year End Roll	1/3/2019
2018	101	FV	283,800	0	6,188.	375,500	659,300	659,300	Year End Roll	12/20/2017
2017	101	FV	283,200	0	6,188.	327,000	610,200	610,200	Year End Roll	1/3/2017
2016	101	FV	283,200	0	6,188.	278,600	561,800	561,800	Year End	1/4/2016
2015	101	FV	271,700	0	6,188.	272,500	544,200	544,200	Year End Roll	12/11/2014
2014	101	FV	271,700	0	6,188.	224,100	495,800	495,800	Year End Roll	12/16/2013
2013	101	FV	271,700	0	6,188.	213,200	484,900	484,900		12/13/2012

PRINT

Date	Time
12/10/20	16:30:28

LAST REV

Date	Time
11/15/17	09:30:13

danam

787

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORREGGIA MARY	27388-463		6/16/1997		183,000	No	No		Y

USER DEFINED

Prior Id # 1:	7316
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2017	1420	Addition	56,000	C				
6/26/2013	964	Manual	3,265					
9/15/2011	1127	Re-Roof	8,260					
4/23/2002	322	Wood Dec	10,000	O		G4	GR FY04	ROOF & SCREENED WA
8/26/1997	499	Addition	30,000					12X34 2 ST ADD

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
1/23/2009	Meas/Inspect	294	PATRIOT
11/1/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6188		Sq. Ft.	Site		0	80.	0.98	1									484,510						484,500	

Total AC/HA: 0.14206 | Total SF/SM: 6188 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 484,510 | Spl Credit | Total: 484,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.11174142
Const Adj.:	0.99396008
Adj $ / SQ:	149.179
Other Features:	90298
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489356
Depreciation:	91020
Depreciated Total:	398336

COMMENTS

SCUTTLE HOLE OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	1

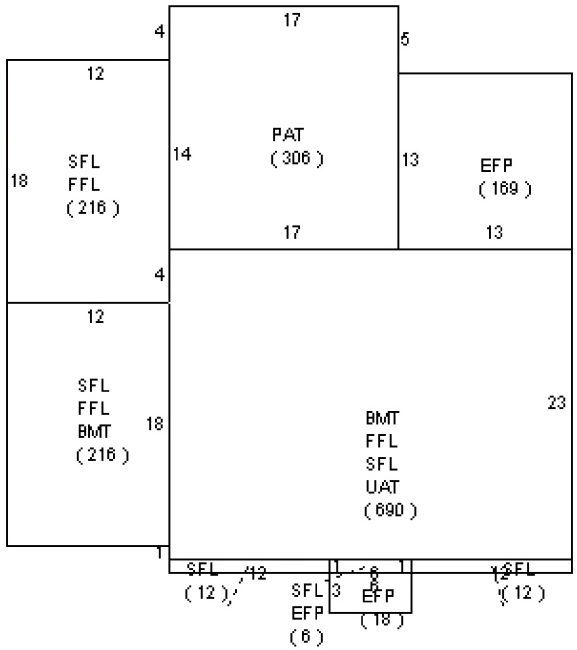
REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.18
Special Features:	0	Val/Su Net:	103.40
Final Total:	398300	Val/Su SzAd	175.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,152	149.180	171,854
FFL	First Floor	1,122	149.180	167,378
BMT	Basement	906	44.750	40,547
PAT	Patio	306	3.450	1,057
EFP	Enclos Porch	193	41.080	7,929
UAT	Upper Attic	173	59.670	10,293

Net Sketched Area:	3,852	Total:	399,058
Size Ad	2274	Gross Are	4369	FinArea	2274
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0002-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc